

Planning & Zoning Commission Agenda
Wednesday, February 6, 2013 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the January 2, 2013 meeting.

REZONING

1. Request to **rezone property located at 152 Montford Avenue** from RM8 (Residential Multi-Family Medium Density) to NB (Neighborhood Business) District. The petitioner is Michael McDonough. The property is identified as PIN 9649-12-0436. Planner coordinating review – Blake Esselstyn.

CONDITIONAL ZONING

1. TO BE CONTINUED TO MARCH MEETING - A request for a Conditional Zoning from Residential Single-Family High Density RS8 and Residential Multi-Family Medium Density RM8 to Community Business I CZ for the project identified as the **Carman Residence** located at 191 Cumberland Avenue. The rezoning would permit the use of the home as a boarding house and includes modifications to allow encroachments into the buffers. The owner is Bernard Carman. The property is identified in the Buncombe County tax records as PIN 9649-13-3611. Planner coordinating review – Jessica Bernstein.

MAJOR SUBDIVISION

1. Major Subdivision review for the project identified as **Lake Craig/Azalea Road Improvements** located at 69 Gashes Creek Road. The subdivision proposes a new road, bridge, regional storm water management, greenway, stream restoration, and public parking. The owner is City of Asheville and the contact is Mike Lewis. The property is identified in the Buncombe County tax records as PIN 9668-22-0260, 9668-14-0551, and 9668-03-9619. Planner coordinating review – Julia Fields.

WORDING AMENDMENT

1. Amendment to the UDO to consider to the Central Business District zone to provide clarifications for two-story requirements for new construction and to allow one-story additions to existing buildings. Planner coordinating review – Alan Glines.

SUBDIVISION MODIFICATION

1. APPLICATION WITHDRAWN - A request for a subdivision modification to the access requirements for the property located at **389A Chunn's Cove Road**. The modification would allow for the subdivision of a RS-4 zoned property to allow an existing triplex to stand on a separate parcel. The property owners are Gary and Connie Cort and the contact for the request is Lindsay Paris Thompson. Planner coordinating the review – Shannon Tuch.

NEXT MEETING

1. Discuss need for mid-month meeting, February 21.
2. Next meeting will be Wednesday, March 6, 2013 at 5 p.m.